



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 DEC 13 AM 10:05

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 1144785

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

PETITIONER: Marc Kadis C/O Timothy Burke

PETITIONER'S ADDRESS: Timothy Burke Architecture, Inc., Boston, MA 02116

LOCATION OF PROPERTY: 1783 Massachusetts Ave., Unit B, Cambridge, MA

TYPE OF OCCUPANCY: Commercial (Real Estate Office).

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The owner seeks permission to finish the existing condominium unit as a dwelling unit with three bedrooms. There are not records for this space as a dwelling unit.

### **SECTIONS OF ZONING ORDINANCE CITED:**

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Article: 5.000  | Section: 5.31 (Table of Dimensional Requirements). |
| Article: 4.000  | Section: 4.31.g (Multi-Family Dwellings).          |
| Article: 8.000  | Section: 8.22.3 (Non-conforming Structure).        |
| Article: 10.000 | Section: 10.30 (Variance).                         |

Original  
Signature(s):

Marc Kadis  
(Petitioner (s) / Owner)

Marc Kadis  
(Print Name)

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to  
The Secretary of the Board of Zoning Appeals.

I/We Marc Kadis  
(OWNER)

Address: 30 Gray Birch Terrace Newtonville, MA 02460

State that I/We own the property located at 1783 B Mass Ave Cambridge, MA  
which is the subject of this zoning application.

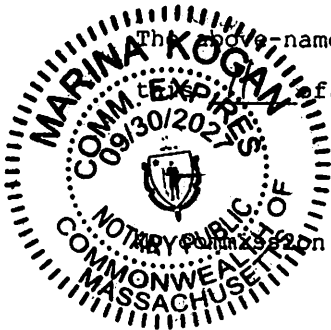
The record title of this property is in the name of \_\_\_\_\_  
Marc Kadis

\*Pursuant to a deed of duly recorded in the date 3/3/2023, Middlesex South  
County Registry of Deeds at Book 81298, Page 242; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

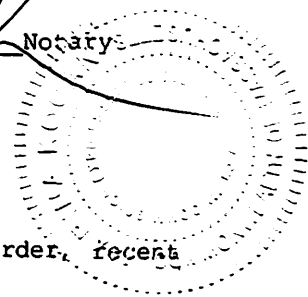
Marc Kadis  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

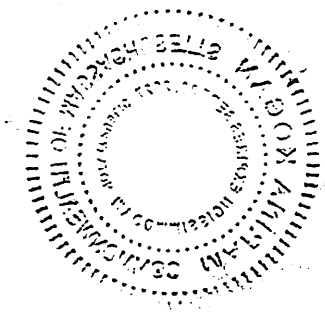
Commonwealth of Massachusetts, County of Middlesex  
The above name Marc Kadis personally appeared before me,  
of December 20, 24, and made oath that the above statement is true.



[Signature] Notary  
My Commission expires 09.30.2027 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



Address: 30 Gray Birch Terrace, New Haven, CT  
 Tel. No. 617-266-1332  
 E-Mail Address: tba.burke@verizon.net 02460

Date: 12/12/2024

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Marc Kadis **Present Use/Occupancy:** Commercial (Real Estate Office),

**Location:** 1783 Massachusetts Ave., Unit B, Cambridge, MA **Zone:** Residence B Zone

**Phone:** 617-266-1332 **Requested Use/Occupancy:** Residential (1 unit)

|                                                            |            | <u>Existing Conditions</u> |  | <u>Requested Conditions</u> |  | <u>Ordinance Requirements</u> |        |
|------------------------------------------------------------|------------|----------------------------|--|-----------------------------|--|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u>                             |            | 67,161                     |  | 67,161                      |  | 11,189                        | (max.) |
| <u>LOT AREA:</u>                                           |            | 22,364                     |  | 22,364                      |  | 5000                          | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u> |            | 2.33                       |  | 2.33                        |  | .38                           |        |
| <u>LOT AREA OF EACH DWELLING UNIT</u>                      |            | 532                        |  | 520                         |  | 2,500                         |        |
| <u>SIZE OF LOT:</u>                                        | WIDTH      | 84.5                       |  | 84.5                        |  | 50                            |        |
|                                                            | DEPTH      | 264                        |  | 264                         |  | 100                           |        |
| <u>SETBACKS IN FEET:</u>                                   | FRONT      | 8                          |  | 8                           |  | 15                            |        |
|                                                            | REAR       | .5                         |  | .5                          |  | 7.5                           |        |
|                                                            | LEFT SIDE  | 6                          |  | 6                           |  | 7.5                           |        |
|                                                            | RIGHT SIDE | 6                          |  | 6                           |  | 15                            |        |
| <u>SIZE OF BUILDING:</u>                                   | HEIGHT     | 45.5                       |  | 45.53                       |  | 35                            |        |
|                                                            | WIDTH      | 256                        |  | 256                         |  | 241.5                         |        |
|                                                            | LENGTH     | 71                         |  | 71                          |  | 61.5                          |        |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>             |            | 0                          |  | 0                           |  | 8,951                         |        |
| <u>NO. OF DWELLING UNITS:</u>                              |            | 41                         |  | 42                          |  | 9                             |        |
| <u>NO. OF PARKING SPACES:</u>                              |            | 0                          |  | 0                           |  | NA                            |        |
| <u>NO. OF LOADING AREAS:</u>                               |            | 0                          |  | 0                           |  | NA                            |        |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>               |            | 0                          |  | 0                           |  | NA                            |        |

## **BZA Application Form**

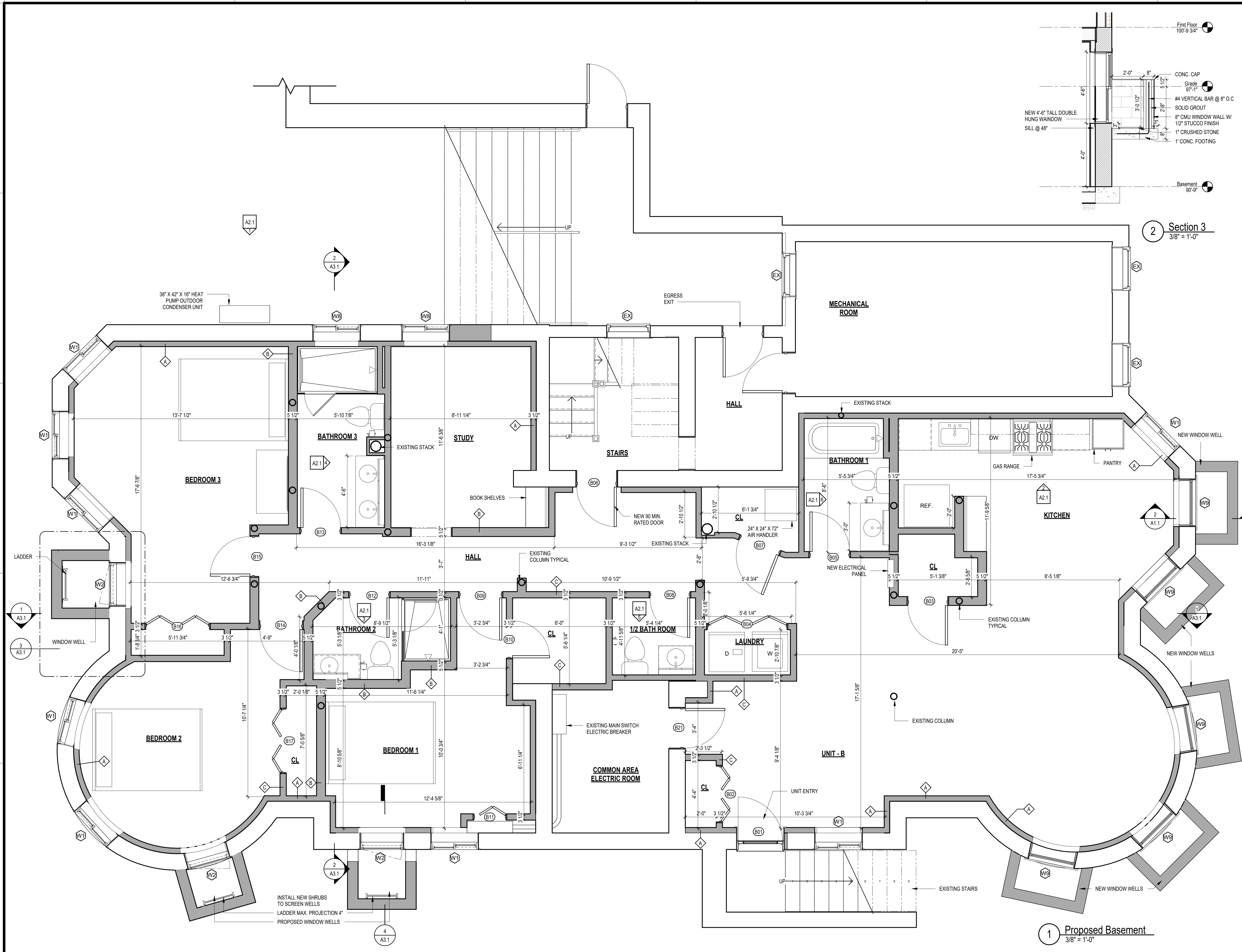
### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:
- The project will allow the owner to improve an existing space and provide much needed housing.
- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:
- Due to the size of the lot relief is needed for the minimum lot area and due to the existing conditions the building height also requires relief..
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- There are minimal changes to the exterior of the building and no addition is required. The proposed work will not be a detriment to the neighborhood and additional housing will increase the vitality of the area.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The proposed residential use is an allowed use and the project will create a needed dwelling unit for the City.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**





NOTES - ARCHITECTURAL

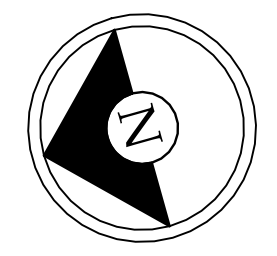
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF STUD OR AS NOTED.
- ALL DIMENSIONS TO EXISTING WALLS ARE TO FINISH FACE.
- ALL PORCH/DECK FRAMING, EXPOSED FRAMING, AND FRAMING AT DISSIMILAR MATERIALS TO BE PRESSURE TREATED (AS APPLIES).
- PROVIDE BLOCKING / ADDITIONAL FRAMING AS REQUIRED FOR ALL CABINETS, LIGHT FIXTURES, TOWEL BARS, ETC.
- ALL DETAILS, SECTIONS, NOTES, OR REFERENCES TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE HOME OWNER AND OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
- GENERAL CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY SUBCONTRACTORS LICENSED IN THE STATE IN WHICH WORK IS BEING PERFORMED.
- ALL SUBCONTRACTORS SHALL PROVIDE CERTIFICATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE, AS REQUIRED BY THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES, AS WELL AS ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION, AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.

CONDITIONS LEGEND

|                          |  |
|--------------------------|--|
| NEW CONSTRUCTION         |  |
| EXISTING TO REMAIN       |  |
| DEMOLISHED               |  |
| 2hr FIRE RATED PARTITION |  |

1 Proposed Basement  
3/8" = 1'-0"

2 Section 3  
3/8" = 1'-0"



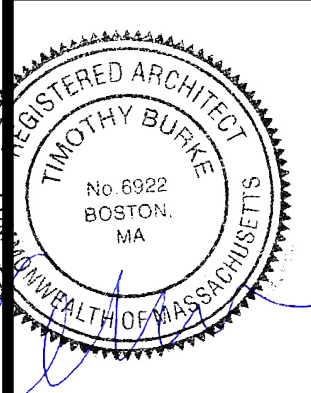
**Timothy Burke**  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1532 | W: timothymburke.net | F: 617.266.1116



| Date: | 23/11/21 | Drawn By:   | JA |
|-------|----------|-------------|----|
| REV.  | DATE     | DESCRIPTION |    |
|       |          |             |    |
|       |          |             |    |
|       |          |             |    |
|       |          |             |    |
|       |          |             |    |
|       |          |             |    |

PROJECT STATUS



Proposed Basement Plan

1783 MASSACHUSETTS  
AVENUE,  
UNIT B,  
CAMBRIDGE, MA 02138

A1.1



IECC 2021- THERMAL INSULATION COMPONENT MINIMUM REQUIREMENT

| CLIMATE ZONE 5 - TABLE R402.1.3         |                              |
|-----------------------------------------|------------------------------|
| ASSEMBLY TYPE                           | U VALUE R-VALUE              |
| FENESTRATION U-FACTOR                   | 30                           |
| SKYLIGHT U-FACTOR                       | 55                           |
| GLAZED FENESTRATION SHGC                | 40                           |
| CEILING R-VALUE                         | 60                           |
| WOOD FRAMED WALL R-VALUE                | 30                           |
| MASS WALL R-VALUE                       | 13/17                        |
| FLOOR R-VALUE                           | 30                           |
| BASEMENT WALL R-VALUE                   | 15 c.i. OR 19 OR 13 & 5 c.i. |
| SLAB R-VALUE & DEPTSLAB R-VALUE & DEPTH | 10 c.i. 4 FT.                |
| CRAWL SPACE WALL                        | 15 c.i. OR 19 OR 13 & 5 c.i. |

\*\*\*ALL NEW CONSTRUCTION TO MEET MINIMUM U/R VALUE, EXISTING CEILING, ROOF, WALL OR FLOOR CAVITIES WHERE INSULATION HAS BEEN REMOVED MUST ALSO COMPLY W/ MINIMUMS

ZONING - DIMENSIONAL REGULATIONS

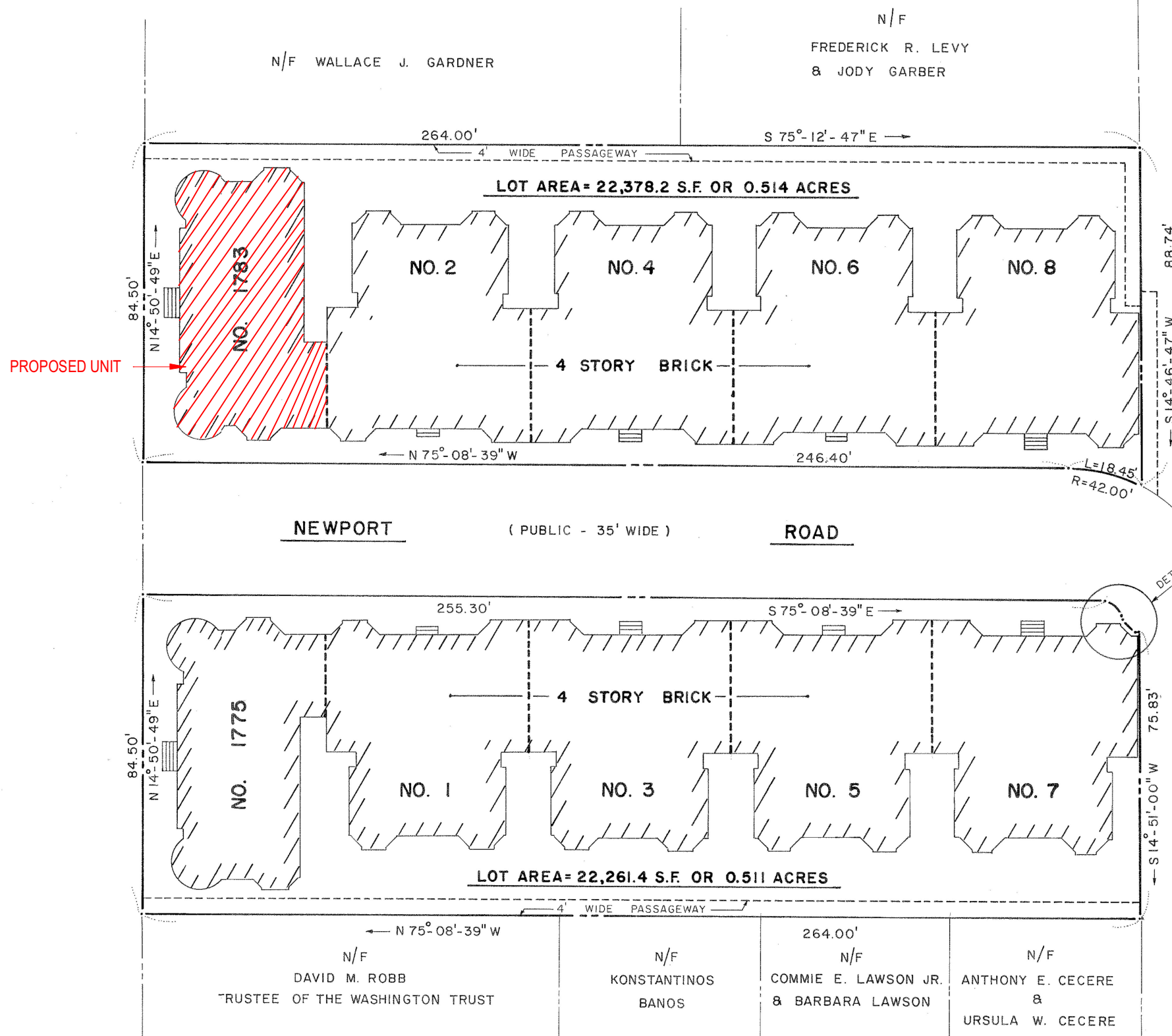
| ARTICLE . TABLE .                                                                                                                                                           |                  |            |            |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|------------|----------|
| SUBDISTRICT: .                                                                                                                                                              |                  |            |            |          |
| DISTRICT OVERLAY: .                                                                                                                                                         |                  |            |            |          |
| ITEM                                                                                                                                                                        | REQUIRED         | EXISTING   | PROPOSED   | COMMENTS |
| MIN. LOT AREA                                                                                                                                                               | 5000 SF          | 22378.2 SF | 22378.2 SF |          |
| MIN. LOT AREA PER ADITT'L UNIT                                                                                                                                              | 2500             | 414 SF     | 414 SF     |          |
| MIN. LOT WIDTH                                                                                                                                                              | 50 SF            | 84.50 FT   | 84.50 FT   |          |
| MIN. LOT FRONTAGE                                                                                                                                                           | 15 SF            | 84.5 SF    | 84.5 SF    |          |
| MAX. ALLOWABLE F.A.R.                                                                                                                                                       | 0.5              | 2.5        | 2.5        |          |
| MAX ALLOWABLE BUILDING HEIGHT                                                                                                                                               | 35 FT            | 43 FT      | 43 FT      |          |
| MIN. USABLE OPEN SPACE SF/DWELLING                                                                                                                                          | 40%              |            |            |          |
| MIN. FRONT YARD                                                                                                                                                             | 15               | -          |            |          |
| MIN. SIDE YARD                                                                                                                                                              | 7'6" (sum of 20) |            |            |          |
| MIN. REAR YARD                                                                                                                                                              | 25               | -          |            |          |
| SETBACK OF PARAPET                                                                                                                                                          | (H+L)/6          |            |            |          |
| MAX ACCESSORY BUILDING OCCUP. (REAR)                                                                                                                                        |                  |            |            |          |
| KEY                                                                                                                                                                         |                  |            |            |          |
| L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line                                                                          |                  |            |            |          |
| L' = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required. |                  |            |            |          |
| H = Height of building above the height below which no setback is required.                                                                                                 |                  |            |            |          |

N/F WALLACE

AVENUE

( PUBLIC - 35' WIDE )

MASSACHUSETTS



PLAN OF LAND

IN  
CAMBRIDGE, MASS.  
SCALE: 1" = 20' JUNE 9, 1981

PREPARED FOR  
NEWPORT APARTMENT TRUST

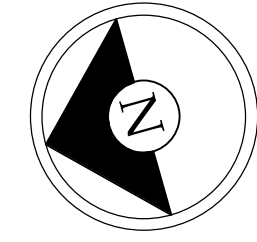
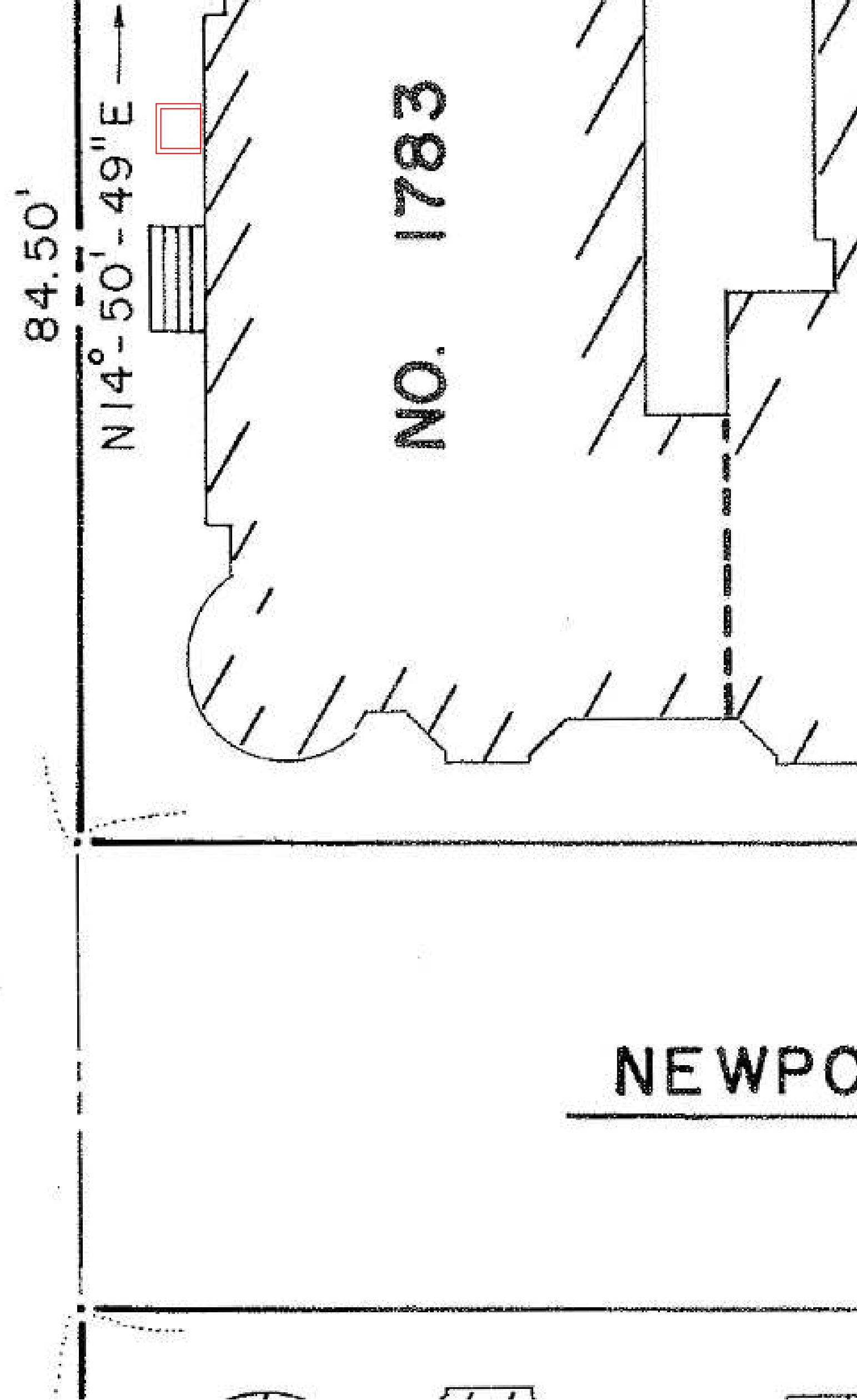
PREPARED BY  
ALLEN & DEMURJIAN, INC.  
ENGINEERS & LAND SURVEYORS  
BOSTON, MASS.

I HEREBY CERTIFY TO THE FOLLOWING:

1. THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING THE EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
2. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MIDDLESEX COUNTY REGISTRY OF DEEDS.

DATE: JUN 26, 1981  
LAWRENCE C. ALLEN R.L.S. NO. 12424

SHEET 1 OF 11  
20' 0' 20' 0' 20' 0'



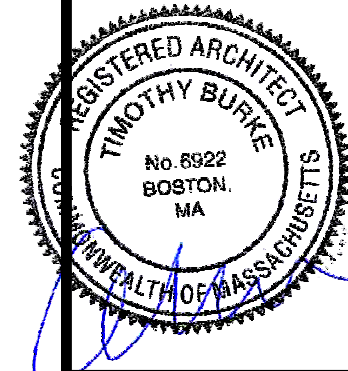
Timothy Burke  
ARCHITECTURE

142 BERKELEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.265.1332 | W: timothyburke.net | F: 617.265.1116



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

PROJECT STATUS



Plot Plan

1783 MASSACHUSETTS  
AVENUE,  
UNIT B,  
CAMBRIDGE, MA 02138

A0.1





Lesley  
UNIVERSITY









1783 Mass Ave

196

153-66  
KINDLEBERGER, JEAN  
7 NEWPORT RD UNIT 7/3  
CAMBRIDGE, MA 02140

153-66  
MACHARLA, VEERBHADRA &  
JYOTHI MACHARLA  
117 PROSPECT STREET  
ACTON, MA 01720

TIMOTHY BURKE, ARCHITECT  
142 BERKELEY STREET  
BOSTON, MA 02116

153-59  
JI, XIAOAN  
8 NEWPORT RD, UNIT 5  
CAMBRIDGE, MA 02140

153-59  
KALWEIT, ROBERT, SUSAN KALWEIT  
NICHOLAS KALWEIT  
8 NEWPORT RD UNIT 8/6  
CAMBRIDGE, MA 02140

MARC KADIS  
1783 MASS AVENUE - UNIT B  
CAMBRIDGE, MA 02116

153-84  
FARRINGTON, SARAH M., SAMUEL F. &  
JOHN L. FARRINGTON  
28 ROSELAND ST UNIT 1  
CAMBRIDGE, MA 02140

153-66  
HACKETT, OSCAR S. & MEG D. HACKETT  
5673 LA JOLLA HERMOSA  
LAJOLLA, CA 92037

153-59  
KELLY, EMER C.  
8 NEWPORT RD UNIT 8/2  
CAMBRIDGE, MA 02140

153-59  
FARRINGTON REALTY LL.  
28 ROSELAND ST UNIT 1  
CAMBRIDGE, MA 02140-1501

153-66  
SCHEUBLIN, KENNETH R. &  
MARGARET M. SCHEUBLIN  
1775 MASS AVE  
CAMBRIDGE, MA 02140-1520

153-66  
HOU, FENG QIN  
86 WINTER STREET UNIT 2  
CAMBRIDGE, MA 02141

153-66  
CURTIS, MARGARET E., JR.  
1775 MASS AVE  
CAMBRIDGE, MA 02140-1520

153-66  
CHAN, CYNTHIA  
7 NEWPORT RD UNIT 4  
CAMBRIDGE, MA 02140

153-66  
BIERNACKI, ANNE MARIE &  
KENNETH H. SMITH  
7 NEWPORT RD. - UNIT 7-8  
CAMBRIDGE, MA 02140

153-59  
MEYER, BABETTE  
8 NEWPORT RD UNIT 7  
CAMBRIDGE, MA 02140

153-65  
FROST STREET LIMITED  
C/O DAVID H. MASON, ET AL  
21 FROST STREET  
CAMBRIDGE, MA 02140

153-66  
BAKHTIAR, BIJAN & FARIFTEH BAKHTIAR,  
TR BAKHTIAR FAMILY TRUST  
7 NEWPORT RD UNIT 7/1  
CAMBRIDGE, MA 02140

153-59  
OLEARY, DONAL & ROBY M. FADER  
8 NEWPORT RD UNIT 8B  
CAMBRIDGE, MA 02140

153-66  
MATISON, KATHERINE TANIA &  
PETER JOSEPH QUIRK  
8 DAVIS RD  
SOUTHBOROUGH, MA 01772

153-59  
HANANY, AMIHAY  
77 MASSACHUSETTS AVE. - MIT, ROOM 6-318  
CAMBRIDGE, MA 02139

153-59  
ANDRUS, WILLIAM ALEXANDER &  
JENNY I. ANDRUS  
1783 MASS AVE UNIT 5  
CAMBRIDGE, MA 02139

153-59  
KELLY, MAUREEN, A LIFE ESTATE  
1783 MASSACHUSETTS AVE UNIT 8  
CAMBRIDGE, MA 02140

153-66  
BLOUT, LISA  
86 AVON HILL STREET  
CAMBRIDGE, MA 02140

153-59  
DEVOS, MERILYN L.  
2 NEWPORT RD UNIT 1  
CAMBRIDGE, MA 02140

153-59  
SMITH, LONNIE  
14363 CHESTER AVE.  
SARATOGA, CA 95070

153-7  
KADOMIYA, RONALD & ANDREA KADOMIYA  
9 FROST ST.  
CAMBRIDGE, MA 02140

153-56  
FORBATH, THEODORE C. &  
ALISON M. ROBERTS  
21 FROST ST  
CAMBRIDGE, MA 02140

153-66  
BURNHAM, AMERY A.  
20 RICE ST  
CAMBRIDGE, MA 02140

153-66  
MA, CHING  
1 NEWPORT RD UNIT 1/7  
CAMBRIDGE, MA 02140



1783 Mass Ave

246

153-66  
LIPSKY, STUART J.  
1 NEWPORT RD UNIT 1-8  
CAMBRIDGE, MA 02140-1521

153-59  
GU, JIN & LINFENG WEI  
2 NEWPORT RD UNIT 2/5  
CAMBRIDGE, MA 02140

153-59  
LEE, CHIH-JOU & SETH E. LIPPERT  
2 NEWPORT RD UNIT 6  
CAMBRIDGE, MA 02140

153-66  
GIBBS, LAUREN, K.  
3 NEWPORT RD UNIT 1  
CAMBRIDGE, MA 02140

153-66  
LIU, YUN & CHING YU LAM  
3 NEWPORT RD UNIT 3/6  
CAMBRIDGE, MA 02140

153-59  
RECKMAN, JANET C.  
4 NEWPORT RD UNIT 1  
CAMBRIDGE, MA 02140-1526

153-59  
AHOUSE, HARRIET H.  
4 NEWPORT RD UNIT 2  
CAMBRIDGE, MA 02140

153-59  
HANTMAN, STEPHEN A.  
6 NEWPORT RD UNIT 6-1  
CAMBRIDGE, MA 02140

153-59  
GIMBEL, JANE N.  
6 NEWPORT RD UNIT 5  
CAMBRIDGE, MA 02140

153-6  
FARRINGTON REALTY LLC.  
28 ROSELAND ST UNIT 1  
CAMBRIDGE, MA 02140

153-7  
MCDONALD, MARY D.  
15 FROST ST.  
CAMBRIDGE, MA 02140

153-66  
SOLOMON, BONNIE T. C/O JOHATHAN ROWE  
P.O BX 427  
POINT REYES STATION, CA 94956

153-59  
SPERO, RAND K.  
11 HERITAGE DR  
LEXINGTON, MA 02420

153-59  
BLACKWELL, MATTHEW & MAYA SEN  
2 NEWPORT RD UNIT 2/3  
CAMBRIDGE, MA 02140

153-66  
GBR, LLC  
25 LANCASTER ST  
CAMBRIDGE, MA 02140

153-66  
EATON, CHARLES  
3 NEWPORT RD UNIT 8  
CAMBRIDGE, MA 02140

153-59  
RECKMAN, JANET C.  
4 NEWPORT RD UNIT 1  
CAMBRIDGE, MA 02140

153-66  
FOX, ELLEN  
TR. OF ELLEN FOX REVOCABLE TRUST  
5 NEWPORT RD, UNIT 4  
CAMBRIDGE, MA 02140

153-66  
SIMPSON, E. PHILIP A. ,JR.  
TR. THE E. PHILIP A. SIMPSON JR. REV. TR  
63531 E. HOLIDAY DRIVE  
TUCSON, AZ 85739

153-59  
NEWMAN, ANNA P.  
4375 FACULTY LANE  
HOUSTON, TX 77004

153-66  
PELTON, JOHN W. JR.  
3 NEWPORT RD UNIT 5  
CAMBRIDGE, MA 02140

153-59  
FRIEDLER, GLADYS  
4 NEWPORT RD - UNIT 4/4  
CAMBRIDGE, MA 02140-1526

153-59  
DEAN, COLIN J. & SUMA V. NAIR  
4 NEWPORT RD UNIT 8  
CAMBRIDGE, MA 02140

153-66  
FISHER, AMY L. & ANDREW HAMMOND  
5 NEWPORT RD UNIT 5/2  
CAMBRIDGE, MA 02140

153-66  
CHRISTIE, MARY,  
TR. OF 5-6 NEWPORT ROAD TRUST  
5 NEWPORT RD UNIT 5-6  
CAMBRIDGE, MA 02140

153-85  
LESLEY UNIVERSITY  
39 EVERETT ST.  
CAMBRIDGE, MA 02138

176-13  
CROWLEY, STEPHEN A.  
11174 WESTPORT DRIVE  
WEST DES MOINES, IA 50266

176-13  
COLLINS, MARGARET R.  
2-6 ARLINGTON ST UNIT 2  
CAMBRIDGE, MA 02140

176-13  
THEALL, STEPHEN J. JR.  
4 ARLINGTON ST UNIT 2  
CAMBRIDGE, MA 02140

176-13  
LIGRESTI, LEONARDO & SILVA SPRINGOLO  
VIA MILAZZO 7,  
35139 PADOVA, \_ \_

1783 Mass Ave

346

176-13  
WHITE, ROSEMARY D. & MARY H. WHITE  
2 ARLINGTON ST UNIT 23  
CAMBRIDGE, MA 02140

176-13  
SCHILLER, LAUREN E.  
5421 S. CORNELL AVE UNIT 9  
CHICAGO, IL 60615

176-13  
NEELY, CLAIRE G.  
2 ARLINGTON ST UNIT 11  
CAMBRIDGE, MA 02140

153-66  
RALSTON, BIRGITTA & JOHANNA RALSTON AS  
TR. OF THE 1 NEWPORT RD NOMINEE TRST  
1 NEWPORT RD 1/4  
CAMBRIDGE, MA 02140

153-59  
KELLOGG, SARAH C  
3693 TIMBER LANE  
HERMITAGE, PA 16148

153-59  
RODNEY, ANN D.  
4 NEWPORT ROAD UNIT 5  
CAMBRIDGE, MA 02140-1588

153-66  
ROGAN, BRIAN  
5 NEWPORT RD UNIT 1  
CAMBRIDGE, MA 02140

153-66  
HE, BAOZHANG & XIAODONG MA  
5 NEWPORT RD UNIT 7  
CAMBRIDGE, MA 02139

176-13  
BOARDMAN, RICHARD B. &  
LYNNE A. STANTON  
17 LONGFELLOW RD.  
WELLESLEY, MA 02481

176-13  
HOFFMAN, JANICE,  
TR. THE JANICE HOFFMAN 2016LIV TR.  
28 GLEASON STREET  
WATERTOWN, MA 02472

176-13  
STUART, SEBASTIAN &  
STEPHEN D. MCCAULEY  
4 ARLINGTON ST UNIT 21  
CAMBRIDGE, MA 02140

176-13  
DALTON, KATHY L.  
6 ARLINGTON ST UNIT 12  
CAMBRIDGE, MA 02140

176-13  
POPE, WILLARD R. & SYLVIA C. POPE  
6 ARLINGTON ST UNIT 21  
CAMBRIDGE, MA 02140

176-13  
FREIDBERG, SUSANNE  
6 ARLINGTON ST UNIT 6/31  
CAMBRIDGE, MA 02140

176-13  
TSERLIN, ELINA  
1800 MASSACHUSETTS AVE - UNIT 4  
CAMBRIDGE, MA 02140

176-13  
LIN, ALEXANDER & CHUN PI LIN HUANG  
1800 MASSACHUSETTS AVE UNIT 800/5  
CAMBRIDGE, MA 02140

176-13  
AZABU, LLC  
1-3-15 MINAMI  
AZABU, MINATOKI, \_ \_

176-13  
S.R.A. PARUCHURI  
1060 OAKTREE LN  
BLOOMFIELD HILLS, MI 48304

176-13  
CHAO, HUNG-HSING  
1800 MASSACHUSETTS AVE - UNIT 11  
CAMBRIDGE, MA 02140

176-13  
BOWDEN, KRISTEN M. C/O ALEX  
STEINBERGH & R. STANLEY BOWDEN  
17 IVALOO ST SUITE 100  
SOMERVILLE, MA 02143

176-13  
LIU, HONG & TIEMAE ROQUERRE  
89 CALFLIN ST  
BELMONT, MA 02478

176-85  
SCHLESINGER, DANIEL  
1776 MASSACHUSETTS AVE UNIT 9  
CAMBRIDGE, MA 02140

176-13  
RABB, INTISAR  
2 ARLINGTON ST UNIT 32  
CAMBRIDGE, MA 02140

176-13  
PODBELSKI, JANA J.  
334 PROVIDENCE RD  
SO. GRAFTON, MA 01560

176-13  
BOWDEN, SHAREN K. C/O R C G  
17 IVALOO ST, STE 100  
SOMERVILLE, MA 02143

176-13  
SIMONS, REBECCA L.  
1800 MASSACHUSETTS AVE - UNIT 3  
CAMBRIDGE, MA 02140

176-13  
HUANG, CHUN PI LIN  
1800 MASSACHUSETTS AVE - UNIT 33  
CAMBRIDGE, MA 02140

176-13  
LIU, HONG,  
TRUSTEE 1802 MASS AVE REALTY TRUST  
1673 CAMBRIDGE ST.  
CAMBRIDGE, MA 02138

176-13  
WFB FUTURAMA RENTALS LLC. C/O  
RESOURCE CAPITAL RENTALS LLC  
17 IVALOO ST SUITE 100  
SOMERVILLE, MA 02143

176-13  
BERKELEY, JEROME  
12 COUSENS CIRCLE  
NEWTON, MA 02459



1783 Mass Ave

4 of 6

176-13  
BROOKS, JAMES E.  
364 SPRING ST  
PORTLAND, ME 04102

176-13  
HU, CHIA-LING & CINDY HU  
6 ARLINGTON ST UNIT 32  
CAMBRIDGE, MA 02140

176-13  
JI, XIAOAN & ZHAODIAN JI  
4 ARLINGTON ST - UNIT 11A  
CAMBRIDGE, MA 02140

176-13  
BOWDEN, MILISSA L.  
C/O RCG  
17 IVALOO ST SUITE 100  
SOMERVILLE, MA 02143

176-13  
SHIUE, REN-JYE & CHIH-WEI CHANG  
1800 MASSACHUSETTS AVE - UNIT 31  
CAMBRIDGE, MA 02140

176-13  
PERDIKOLOGOS, CONSTANTINA &  
FOTINI PERDIKOLOGOS  
1802 MASSACHUSETTS AVE - UNIT 11  
CAMBRIDGE, MA 02139

176-13  
WEISS, JUDITH  
21 ORCHARD ST UNIT 2  
CAMBRIDGE, MA 02140

176-15  
GOLDBERG WEINER REALTY LLC.  
1 BARBERRY RD  
LEXINGTON, MA 02421-8003

176-85  
WHITWORTH, MARK H. &  
NOREEN L. HESSION  
1224 E. HILL RD.  
NEWARK, VT 05871

176-85  
EVANS, JENNIFER R. LIFE ESTATE  
1776 MASSACHUSETTS AVE UNIT 2B  
CAMBRIDGE, MA 02140

176-13  
SMITH, JULIA  
4 ARLINGTON ST UNIT 6  
CAMBRIDGE, MA 02139

176-13  
CROWLEY, JR. , STEPHEN ANTHONY &  
ANGELA MARIE BISANTI  
11174 WESTPORT DRIVE  
WEST DES MOINES, IA 50266

176-13  
PALMER, DOUGLAS J.,  
C/O OXFORD STREET REALTY, INC.  
1644 MASS AVE  
CAMBRIDGE, MA 02138

176-13  
MO NEETA, LLC  
18 WHITEHALL WAY  
BELLINGHAM, MA 02019

176-13  
CHU, ANDREW C. & MICHELLE I. LAI  
TRUSTEES  
10849 N. STELLING RD  
CUPERTINO, CA 95014

176-13  
CHANG, CHRISTINE Z. & PATRICK C. MCLEAN  
66 ELIZABETH ROAD  
BELMONT, MA 02478

176-13  
LEE, HYEJIN  
1 EARHART ST UNIT 506  
CAMBRIDGE, MA 02141

176-13  
LANDERS, DEBORAH D.  
4 ARLINGTON ST UNIT 22  
CAMBRIDGE, MA 02140

176-13  
GRAZIOSI, ANDREA  
VIA ISOLA MADRE 3  
00141  
ROMA, - --

176-13  
MARGULIS T. N.  
C/O RCG LLC,  
17 IVALOO ST SUITE 100  
SOMERVILLE, MA 02143

176-85  
LIU, XI  
1776 MASSACHUSETTS AVE UNIT 7  
CAMBRIDGE, MA 02140

176-85  
AHL, LLC & CITY OF CAMBRIDGE TAX TITLE  
1776 MASSACHUSETTS AVE UNIT 2A  
CAMBRIDGE, MA 02140

153-59  
VIGDEN, MICHIKO N., DANIEL G VIGDEN  
TRUSTEE OF MICHIKO N. VIGDEN REV TRS  
8 NEWPORT RD UNIT 1  
CAMBRIDGE, MA 02140

176-85  
SUNRISE REAL ESTATE LLC  
52 VICTORIA AVE  
BRAINTREE, MA 02184

153-88  
CC HRE 1791 MASS AVE LLC  
C/O CAPSTONE COMMUNITIES LLC  
536 GRANITE STREET  
BRAINTREE, MA 02184

176-13  
HARRIS, RICHARD A., PATRICIA HARRIS  
ALYSON A. POWERS & BRENDON HARRIS  
1800 MASSACHUSETTS AVE UNIT 14  
CAMBRIDGE, MA 02140

176-13  
SUN VISTA TR  
8716 RIDGE RD  
BETHESDA, MD 20817

153-59  
SUDHIR VIVISHEK & HEMA KALATHINGAL  
4 NEWPORT RD - UNIT 4-6  
CAMBRIDGE, MA 02140

153-66  
HIBBS, CHRISTINA C.  
22 HANCOCK ST  
SOMERVILLE, MA 02144

176-13  
WILLOW STRONG LLC  
145 PINCKNEY ST APT 210  
BOSTON, MA 02114

153-66  
BROWN, TODD C. EBONY N. CLINTON  
1154 WASHINGTON ST UNIT 7  
BOSTON, MA 02118

153-66  
EVERETT, ROBERT KRATZER LUIS E.  
DOMENECH  
1775-5 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

176-13  
SRA PARUCHURI  
TR SRA PARUCHURI LIVING TRUST  
1060 OAK TREE LN  
ROCHESTER HILLS, MI 48309

153-59  
LEE DONG MOOK & YOUNG GIL LEE  
12 LAWRENCE CT  
SYOSETT, NY 11791

176-13  
PARUCHURI S.R.A TRUSTEE  
1060 OAK TREE LN  
ROCHESTER HILLS, MI 48309

176-13  
URBAN RENEWAL 13 LLC C/O RCG LLC  
17 IVALOO ST, UNIT 4-10  
SOMERVILLE, MA 02143

176-13  
CHUANG KEVIN SHUN-CHIEH & CHIHSHIN YU  
106 SHAW RD  
BELMONT, MA 02478

153-59  
OZER KEREM & JENNIFER TATE  
4 NEWPORT RD - UNIT 7  
CAMBRIDGE, MA 02140

153-66  
KUSTURIC BORISLAV  
5 NEWPORT RD - UNIT 3  
CAMBRIDGE, MA 02140

176-13  
BI WENWEN & WENLONG TU  
11 HOLDEN ST - UNIT A  
BROOKLINE, MA 02445

176-13  
VEGGIE FAMILY REALTY LLC  
22 SHEAN RD  
BELMONT, MA 02478

176-13  
SPILKER HAROLD D III KIRSTEN O SPILKER  
4476 KOLOHALA ST  
HONOLULU, HI 96816

176-13  
TAZAWA KAYOKO  
22 CASS ST  
EXETER, NH 03833

153-7  
LIN MICHAEL SUN TE  
11 FROST ST - UNIT 11  
CAMBRIDGE, MA 02140

176-13  
EJS PRIVATE EQUITY LLC  
50 NEWTON ST  
BOSTON, MA 02135

153-59  
KIM MINJEONG & JAY S KIM  
100 PAGE RD  
BEDFORD, MA 01730

153-59  
STOTT ELIZABETH MARK STOTT  
25 LANCASTER ST  
CAMBRIDGE, MA 02140

153-59  
MILIA, ANDREW SALMA I ABU AYYASH TRS  
2 NEWPORT RD - APT 8  
CAMBRIDGE, MA 02140

153-66  
SACKESTEIN, DAVID F  
3 NEWPORT RD  
CAMBRIDGE, MA 02140

176-13  
GOSSELIN, JOHN T. TRUSTEE OF THE  
CHRISTINE M. CANNAVA REVOC TRT  
4 ARLINGTON ST 31  
CAMBRIDGE, MA 02140

153-59  
WALLACE, WES, TRUSTEE THE LITTLE BY  
LITTLE NOM TRUST  
1783 MASSACHUSETTS AVE UNIT 17837  
CAMBRIDGE, MA 02140

176-85  
WALLRAFF, BARBARA J.  
TRS BARBARA J. WALLRAFF REVOCABLE TR  
3 LANCASTER ST  
CAMBRIDGE, MA 02140

176-13  
REED, KAREN L.  
4 ARLINGTON ST - UNIT 12A  
CAMBRIDGE, MA 02140

153-59  
KADIS, MARC  
30 GRAY BIRCH TER  
NEWTONVILLE, MA 02460

153-54  
LAZONICK, WILLIAM H TRS THE WILLIAM H  
LAZONICK TR OF JULY 2021  
12 NEWPORT RD  
CAMBRIDGE, MA 02140

153-66  
CULLEY RACHEL ANN  
1775 MASSACHUSETTS AVE - UNIT 1775-1  
CAMBRIDGE, MA 02138

176-13  
GONG, ZHENG YUGE XIAO  
111 BURGESS AVE  
WESTWOOD, MA 02090

153-66  
MORZE, LEONARD VON  
3 NEWPORT RD - UNIT 3-3  
CAMBRIDGE, MA 02140

153-59  
BYUN, SUNG JIN  
TRS THE KOO HEE REALTY TR  
1360 N SANDBURG TER - #806  
CHICAGO, IL 60610

176-85  
SUSANNA LLC  
1776 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

1783 Mass Ave

6 of 6

176-85  
SUSANNA LLC  
1776 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

176-13  
DURAND, KEVIN D. ELIZABETH ROSS  
65 PORTER RD - #3  
CAMBRIDGE, MA 02140

176-13  
SHEN, KE & HUI LIU  
TRS HUI LIU 2018 REVOCABLE TRUST  
4 ARLINGTON ST - UNIT 1  
CAMBRIDGE, MA 02140

153-59  
DAISY CAPITAL LLC  
1783 MASSACHUSETTS AVE UNIT 2  
CAMBRIDGE, MA 02140

153-59  
BAKER, BARBARA S  
1783 MASSACHUSETTS AVE - UNIT 1783-3  
CAMBRIDGE, MA 02140

153-59  
COSTA, PHILIP & JENNIFER S COSTA  
6 NEWPORT RD - UNIT 6-3  
CAMBRIDGE, MA 02138

153-59  
LANMAS LLC  
371 HARVARD ST - UNIT 4B  
CAMBRIDGE, MA 02138

176-13  
MARCUS, JOHNNA ELAINE  
1800 MASSACHUSETTS AVE UNIT 21  
CAMBRIDGE, MA 02140

153-66  
BOLDI, ROBERT  
12 GRANDVIEW DR  
ITHACA, NY 14850

153-59  
ZHANG, GUOHUA JEAN & WEI HUANG &  
ZHANG, EMILIE ET AL  
1783 MASSACHUSETTS AVE - UNIT 6  
CAMBRIDGE, MA 02138

176-13  
ROQUERRE, TIESHUN  
1446 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

153-66  
RIEKER, PATRICIA P. TRS THE PATRICIA P.  
RIEKER LIVING TR  
3 NEWPORT RD UNIT 3-2  
CAMBRIDGE, MA 02140

176-85  
NG, THOMAS ANTONY WINNIE  
YUN-WEN YU NG  
1 LANCASTER ST - UNIT 6  
CAMBRIDGE, MA 02140

153-7  
RIGOURD, SAMUEL & FARA S. RAMJANE  
7 FROST ST  
CAMBRIDGE, MA 02140

153-7  
DHAKA, SHANTANU ERICA LEIGH ANNON  
17 FROST ST  
CAMBRIDGE, MA 02140

153-66  
SHAKESPEAR, PAUL EILEEN S. SHAKESPEAR  
LIFE ESTATE  
1775 MASSACHUSETTS AVE 7  
CAMBRIDGE, MA 02140

176-13  
ROQUERRE TIEQUIN  
12 SEAGRAVE RD  
CAMBRIDGE, MA 02140

176-13  
DURAND, KEVIN D. ELIZABETH ROSS  
65-67 PORTER RD  
CAMBRIDGE, MA 02140

153-59  
HOLLANDER, JASON E. TRS THE JASON E.  
HOLLANDER REVOCABLE TR  
6 NEWPORT RD - UNIT 6-8  
CAMBRIDGE, MA 02140

153-66  
DAVIS, RICHARD E. & SUSAN L. DAVIS  
7 NEWPORT RD UNIT 7-2  
CAMBRIDGE, MA 02140

153-66  
BREGMAN, COREY LETAO ZHANG  
7 NEWPORT RD UNIT 7  
CAMBRIDGE, MA 02140

153-66  
FOLGER, JOHN FRANKLIN  
MIRUNA OANA FOLGER TRS  
6 HARVEST LN  
BEDFORD, NH 03110

153-59  
FARRINGTON REALTY LLC.  
28 ROSELAND STREET UNIT 1  
CAMBRIDGE, MA 02140-1501

153-66  
WANG, YINI,  
TRUSTEE THE YINI WANG LIVING TRUST  
C/O HANCOCK REALTY GROUP  
275 GROVE ST. SUITE 2-400  
NEWTON, MA 02466





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Marc Kadish Date: \_\_\_\_\_  
(Print)

Address: 1783 Mass Ave - Unit B

Case No. BZA-1144785

Hearing Date: 1/30/25

Thank you,  
Bza Members

Justin E. Magsarili  
603.420.9475  
jmagsarili@meeb.com  
admitted in: MA, NH and ME

May 14, 2024

City of Cambridge  
795 Massachusetts Avenue  
Cambridge, MA 02139

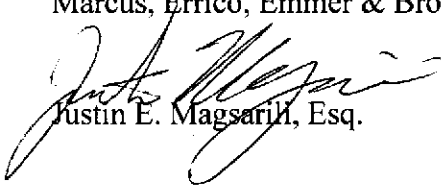
**Re: Newport Condominium  
1783 Massachusetts Avenue, Unit 1783B**

To Whom it May Concern:

Please be advised that this office represents the Newport Condominium Trust (the "Trust"). This letter is being sent regarding the Trust's approval of certain modifications by the owner of Unit 1783B at the condominium within the unit and to certain portions of the common elements of the condominium.

The Trust has approved for Unit Modification work to take place within Unit 1783B, 1783 Massachusetts Avenue, Cambridge, MA 02140 and to certain portions of the common elements of the condominium that abut the subject unit. This approval has been issued subject to the conditions set forth in an Easement and Agreement that has been signed between the Trustees of the Trust and the owner of Unit 1783B and is to be recorded with the Middlesex South District Registry of Deeds.

Respectfully,  
Newport Condominium Trust  
By its attorneys,  
Marcus, Errico, Emmer & Brooks, P.C.

  
Justin E. Magsarili, Esq.